



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 13310-00000-00505

Date Received: Jamie Friese

Commission/Civic:

Existing Zoning: \_\_\_\_\_ Application Accepted by: \_\_\_\_\_

Comments: \_\_\_\_\_

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Applicant is seeking to obtain a variance from the required parking setback along Worthington Woods Blvd.

Fee: **PAID**  
JUL 15 2013

**BUILDING & ZONING SERVICES**

## LOCATION

Certified Address Number and Street Name 747 Worthington Woods Blvd.

City Columbus State Ohio Zip 43223

Parcel Number (only one required) 610-285927

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name: Alexander Square LLC

Address 470 Olde Worthington Road City/State Westerville, OH Zip 43082

Phone # c/o Deanna R. Cook #614-464-6349 Fax # 719-5135 Email drcook@vorys.com

## PROPERTY OWNER(S):

Name Alexander Square LLC

Address 470 Olde Worthington Road City/State Westerville, OH Zip 43082

Phone # c/o Deanna R. Cook, Esq. #464-6349 Fax # 719-5135 Email drcook@vorys.com

Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Deanna R. Cook, Esq.

Address 52 East Gay Street City/State Columbus, Ohio Zip 43216

Phone # 614-464-6349 Fax # 614-719-5135 Email: drcook@vorys.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Deanna Cook

PROPERTY OWNER SIGNATURE Deanna Cook on behalf of property owner

ATTORNEY / AGENT SIGNATURE Deanna Cook

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to  
schedule. Please make all checks payable to the Columbus City Treasurer



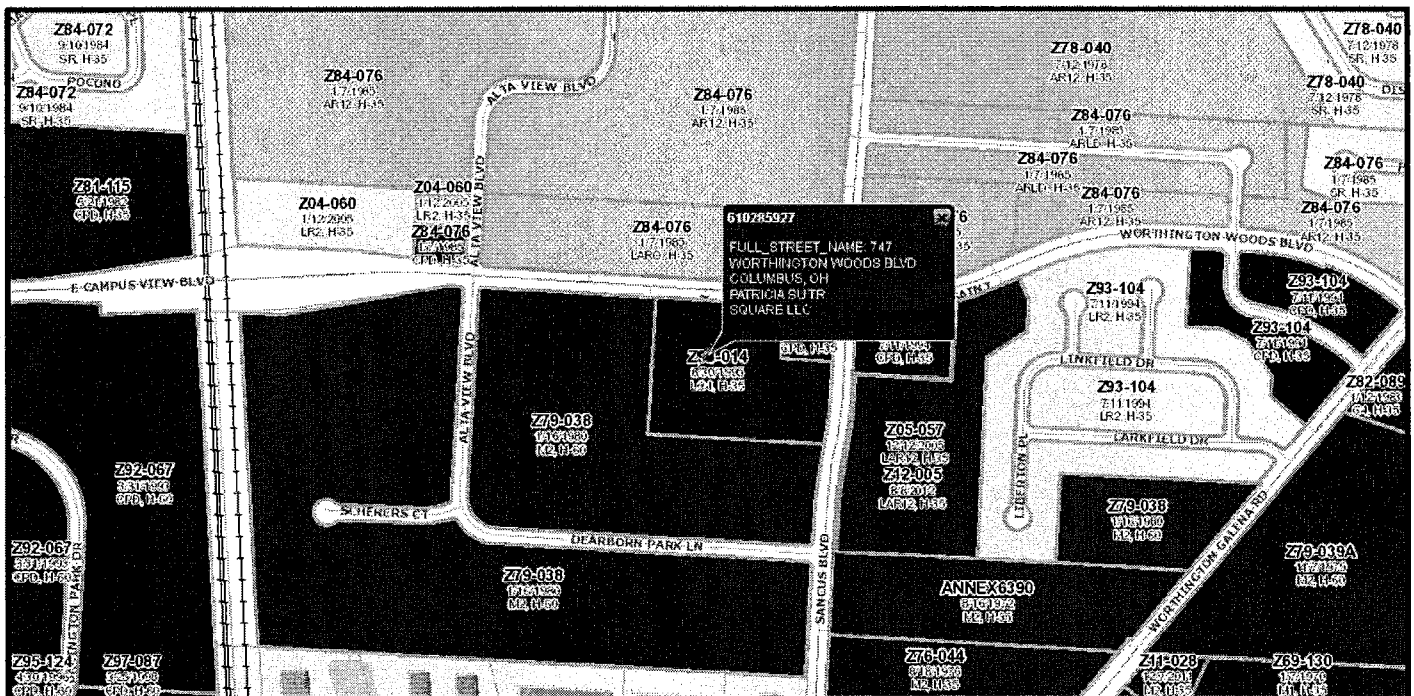
**747 WORTHINGTON  
WOODS BLVD.**

**General Zoning Inquiries: 614-645-8637**

**Parcel Number:** 610285927

**Airport Overlay Environs:** N/A

**Graphic Commission:** N/A





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## AFFIDAVIT

13310-00000-00505

747 WORTHINGTON  
WOODS BLVD.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna R. Cook, Esq.  
of (1) MAILING ADDRESS 727 Worthington Woods Blvd., Columbus, OH  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Alexander Square LLC  
470 Olde Worthington Road  
Westerville, Ohio 43082

APPLICANT'S NAME AND PHONE#  
(same as listed on front of application)

(5) Alexander Square LLC  
c/o Deanna R. Cook, Esq. #614-464-6349

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(6) Far North Community Coalition  
c/o Gloria Humes, Chair  
771 Wynstone Drive  
Columbus, OH 43035

And that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property continuous to the subject property: (7)

SIGNATURE OF AFFIANT

(8)

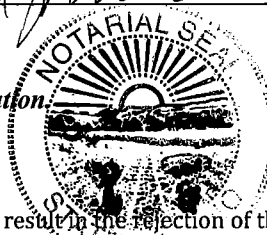
Subscribed to me in my presence and before me this 12<sup>th</sup> day of July, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*This Affidavit expires six months after date of notarization*

*Notary Seal Here*



Jill Stemen Tangeman, Attorney at Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no expiration date  
Section 147.03R.C.

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## STATEMENT OF HARDSHIP

**13310-00000-00505**

**747 WORTHINGTON  
WOODS BLVD.**

APPLICATION #

### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways: See attached Appendix 1

Signature of Applicant

Date

7/12/13

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schedule. **Please make all checks payable to the Columbus City Treasurer**

**STATEMENT OF HARDSHIP**

**13310-00000-00505**

**747 WORTHINGTON  
WOODS BLVD.**

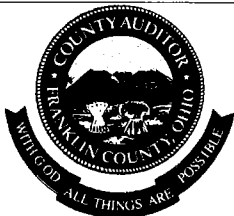
**Address: 747 Worthington Woods Blvd.**

The applicant Alexander Square LLC is requesting a variance to allow parking within the required parking setback from Worthington Woods Blvd.

The required setback from Worthington Woods Blvd. is ten (10) feet. The applicant would like to provide additional parking on its property within the setback. Per the attached site plan which identifies the proposed parking area, the new parking pavement would be setback five (5) feet from Worthington Woods Blvd.

Specifically, the applicant is seeking a variance from Section 3312.27 (4) – Parking setback. Per Section 3312.27 (4), in an C-4 district, the parking setback is ten feet from the street right-of-way line without respect to the building line. In order to allow the applicant to construct additional parking on site, the applicant is asking to have the parking setback be five (5) feet from Worthington Woods Blvd.

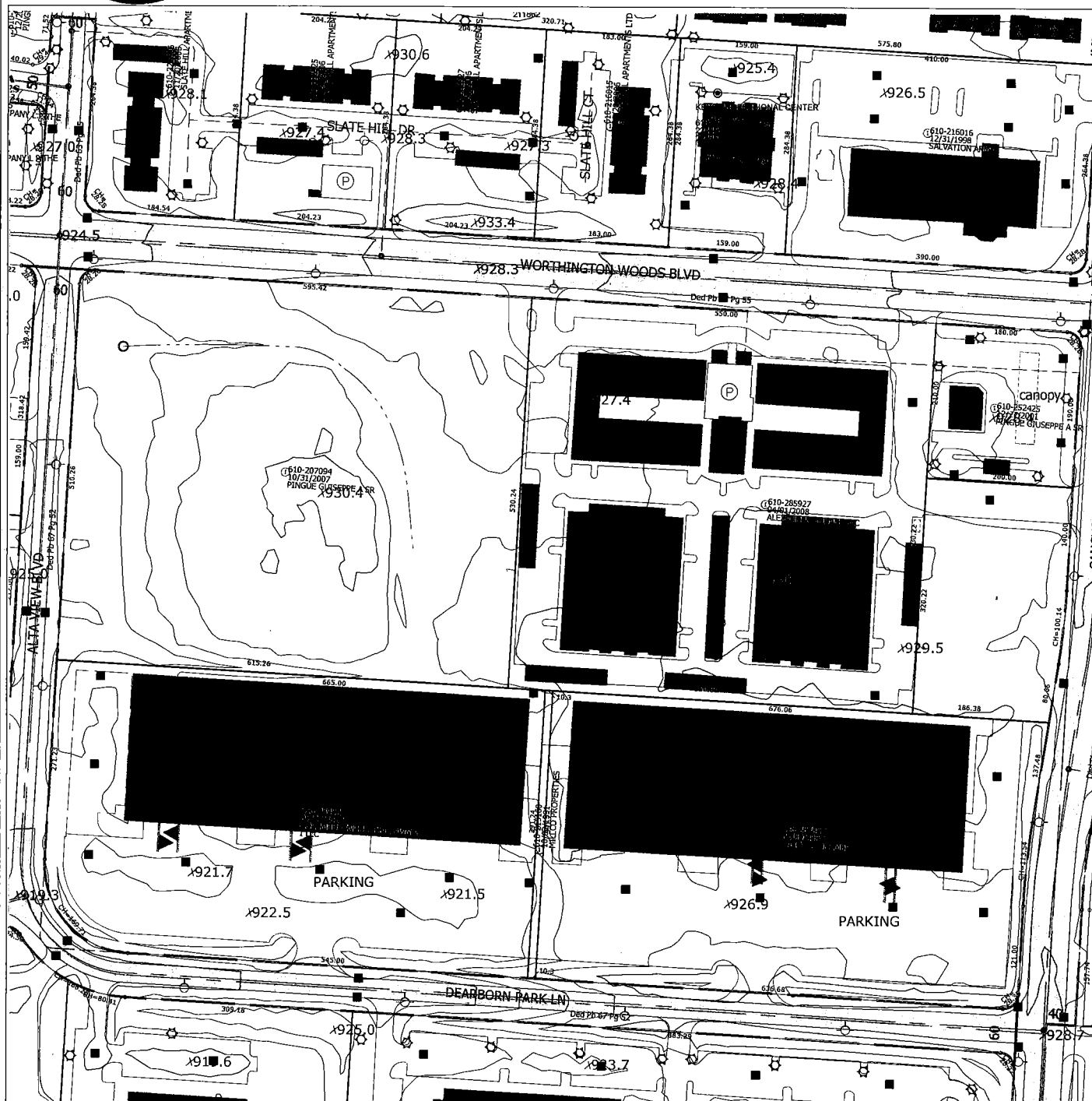
The requested variance is intended to accommodate the need for additional parking on the subject site. The need for additional parking has arisen because a neighboring landowner has continued, without right under the Ohio Revised Code, to tow vehicles appropriately parked on Alexander Square's property. By granting the variance, additional cars can be accommodated onsite without impacting the existing conditions in this area and will protect people appropriately parking at Alexander Square from further illegal action by the neighboring landowner.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/11/13



Disclaimer

Scale = 200

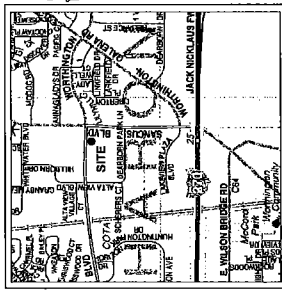
Grid  
North

This map is prepared for the real property inventory within the survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

**13310-00000-00505**  
**747 WORTHINGTON**  
**WOODS BLVD.**

Real Estate / GIS Department

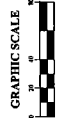
REDUCE PARKING SET BACK FROM 10' to 5'



LOCATION MAP  
NO SCALE

PARKING CALCULATIONS:

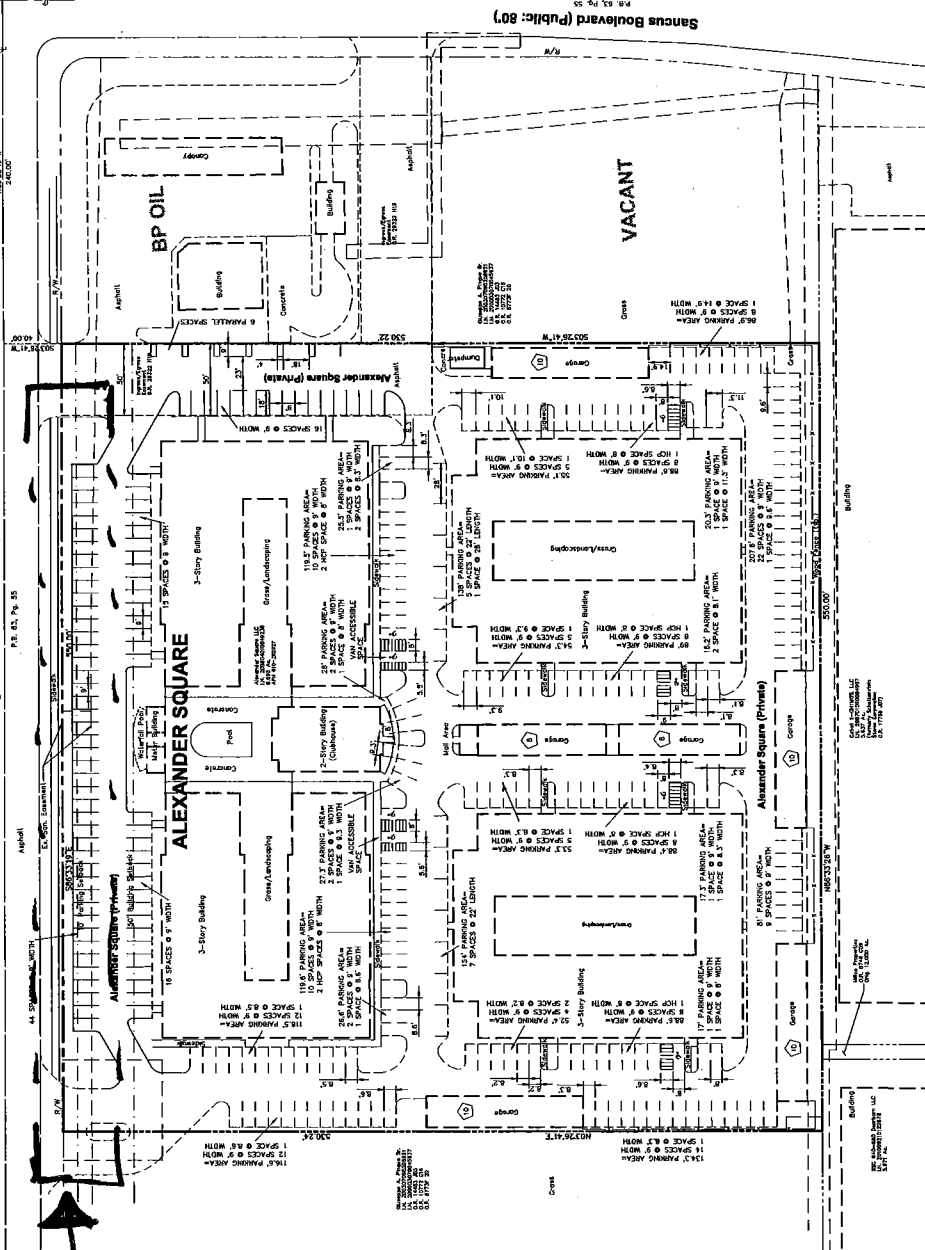
NUMBER OF SUITES: 204  
 TOTAL SPACES REQUIRED: 1 SPACE/SUITE = 204  
 TOTAL SPACES PROVIDED: 339 SPACES (166 SPACES/SUITE)  
 TOTAL HCP SPACES REQUIRED = 8 FOR 201-300 SPACES  
 TOTAL HCP VAN ACCESSIBLE SPACES REQUIRED = 2 SPACES  
 TOTAL HCP SPACES PROVIDED = 8 (6 STANDARD+2 VAN ACCESSIBLE)



PREFERRED LIVING  
 470 COLUMBIAN BLVD, SUITE 200  
 COLUMBUS, OHIO 43260  
 PHONE (614) 871-3300  
 FAX (614) 871-3301

ADVANCED CIVIL DESIGN, INC.  
 451 RECORD ROAD  
 COLUMBUS, OHIO 43260  
 PHONE (614) 432-7750  
 FAX (614) 432-7752

Worthington Woods Boulevard (Public: 80')



13310-00000-00505  
 747 WORTHINGTON  
 WOODS BLVD.

CITY OF COLUMBUS, OHIO  
 PARKING EXHIBIT  
 FOR  
**ALEXANDER SQUARE**

**ADVANCED CIVIL DESIGN, INC.**  
 451 RECORD ROAD  
 COLUMBUS, OHIO 43260  
 PHONE (614) 432-7750  
 FAX (614) 432-7752

DATE: 6/14/2013  
 SHEET: 1 / 1



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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # **13310-00000-00505**  
**747 WORTHINGTON**  
**WOODS BLVD.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

Alexander Square LLC 470 Olde Worthington Road Westerville, OH 43082 c/o Deanna R. Cook, Esq. #464-6349 0 Columbus Employees	2.
3.	4.

*Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT *Deanna Cook*

Subscribed to me in my presence and before me this 12<sup>th</sup> day of July, in the year 2013.

SIGNATURE OF NOTARY PUBLIC *Jill Stemen*

My Commission Expires: No expiration



Jill Stemen Tangeman, Attorney at Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no expiration date  
Section 147.03 R.C.

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

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